

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Green Lake / 43

Last Physical Inspection: 2001

Sales - Improved Analysis Summary:

Number of Sales: 354

Range of Sale Dates: 1/00 through 12/01

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$153,300	\$169,100	\$322,400	\$350,300	92.0%	13.17%
2002 Value	\$157,000	\$186,900	\$343,900	\$350,300	98.2%	12.97%
Change	+\$3,700	+\$17,800	+\$21,500		+6.2%	-0.20%
% Change	+2.4%	+10.5%	+6.7%		+6.7%	-1.52%

*COV is a measure of uniformity, the lower the number, the better the uniformity. The negative figures of – 0.205% and – 1.52% actually indicate an improvement.

Sales used in Analysis: All sales of 1- 3 family residences on residential lots that appeared to be market sales were considered for this analysis. The sale summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$156,600	\$163,100	\$319,700
2002 Value	\$160,300	\$181,600	\$341,900
%Change	+2.4%	+11.3%	+6.9%

Number of improved 1 to 3 family residences in the population: 3636.

The population summary excludes parcels with multiple buildings, mobile homes, and new construction where less than a fully complete house was assessed for 2001 and parcels with a 2001 assessed improvements value of \$10,000 or less.

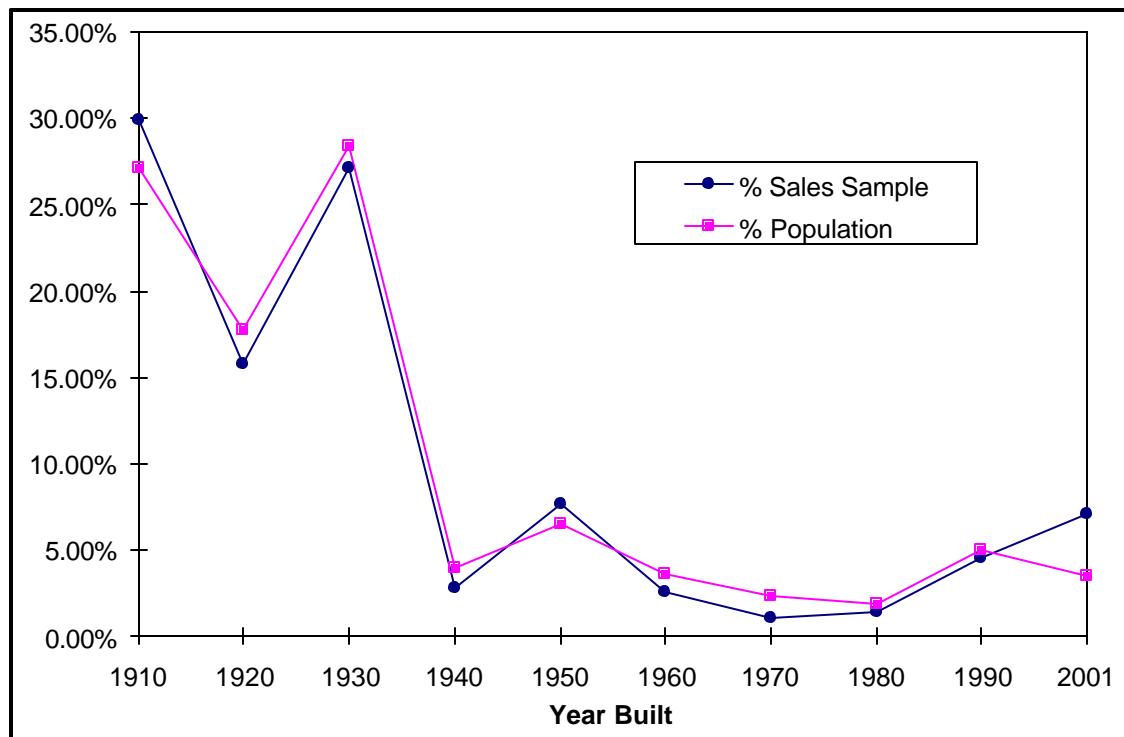
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as building grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. The results showed that including variables for sub-area and stories improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 5 and 1.5 story houses were lower than others and the formula adjusted them upward more than the other parcels. There are no waterfront properties in this area.

The Annual Update values described in this report improve assessment levels, uniformity and equity; we recommend posting them for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	106	29.94%
1920	56	15.82%
1930	96	27.12%
1940	10	2.82%
1950	27	7.63%
1960	9	2.54%
1970	4	1.13%
1980	5	1.41%
1990	16	4.52%
2001	25	7.06%
	354	

Population		
Year Built	Frequency	% Population
1910	986	27.12%
1920	644	17.71%
1930	1032	28.38%
1940	143	3.93%
1950	235	6.46%
1960	131	3.60%
1970	84	2.31%
1980	68	1.87%
1990	184	5.06%
2001	129	3.55%
	3636	

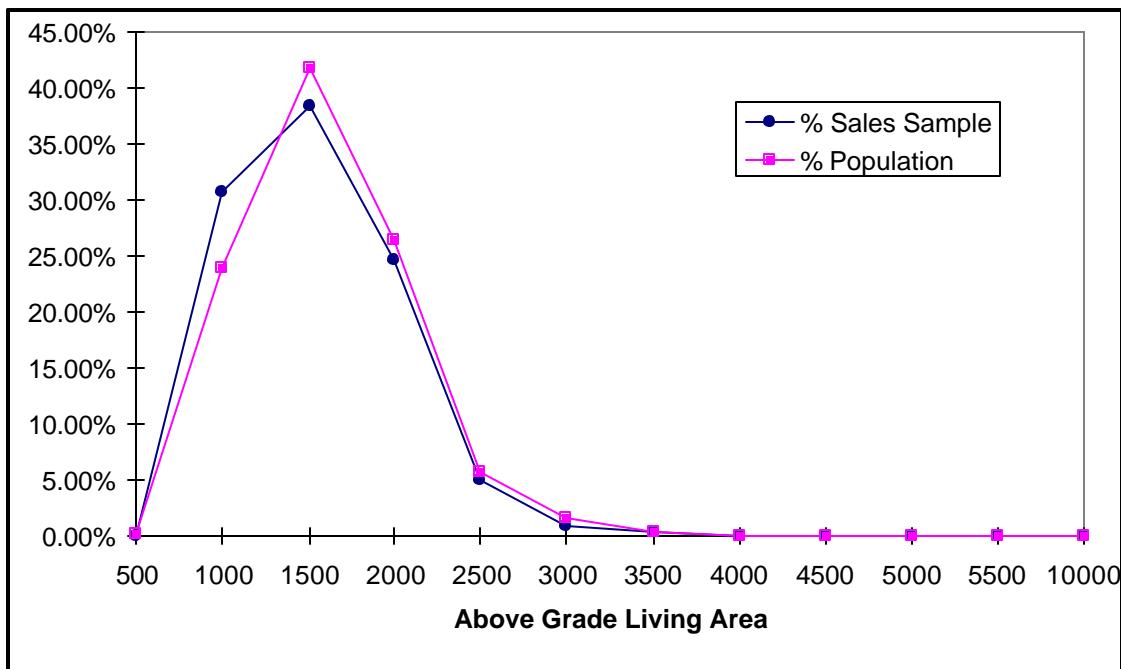


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	109	30.79%
1500	136	38.42%
2000	87	24.58%
2500	18	5.08%
3000	3	0.85%
3500	1	0.28%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
10000	0	0.00%
	354	

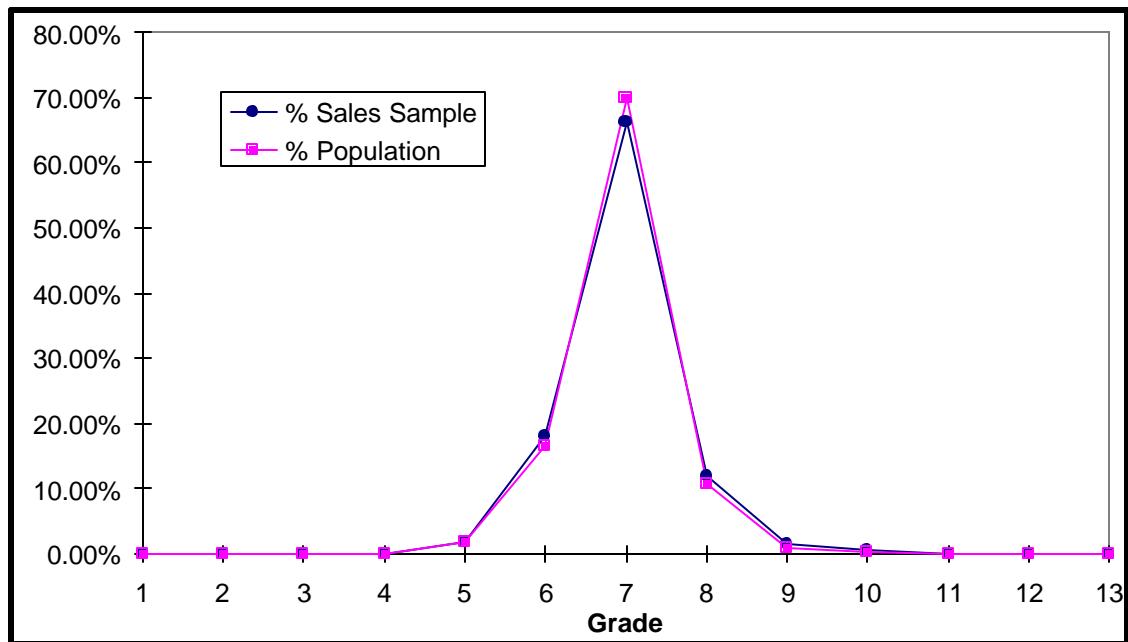
Population		
AGLA	Frequency	% Population
500	8	0.22%
1000	868	23.87%
1500	1517	41.72%
2000	964	26.51%
2500	209	5.75%
3000	56	1.54%
3500	10	0.28%
4000	2	0.06%
4500	1	0.03%
5000	0	0.00%
5500	1	0.03%
10000	0	0.00%
	3636	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

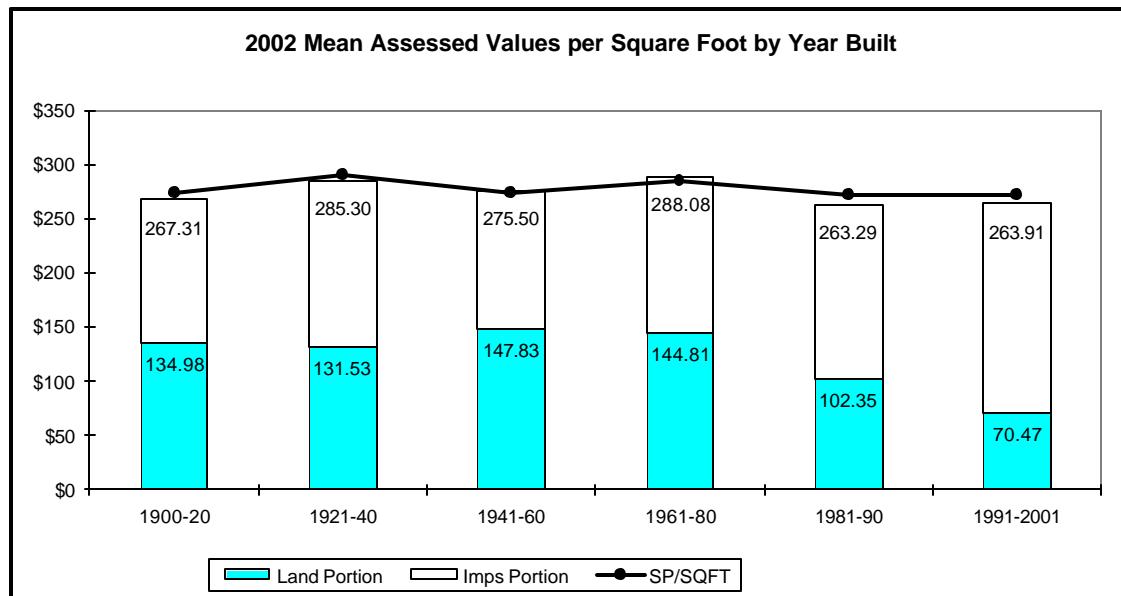
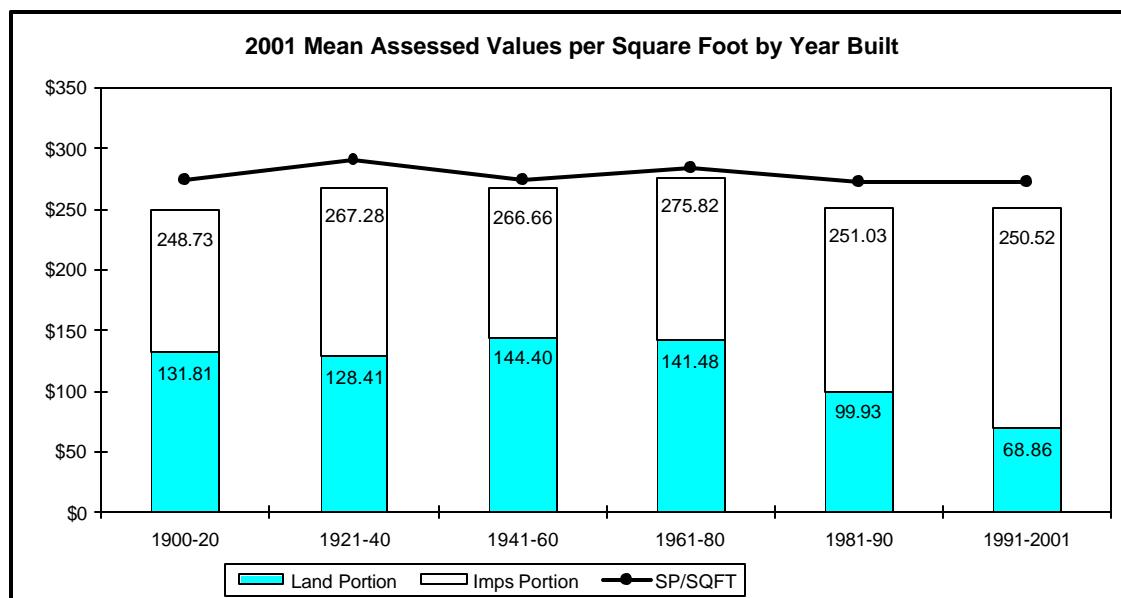
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	6	1.69%	5	60	1.65%
6	64	18.08%	6	599	16.47%
7	235	66.38%	7	2547	70.05%
8	42	11.86%	8	385	10.59%
9	5	1.41%	9	35	0.96%
10	2	0.56%	10	8	0.22%
11	0	0.00%	11	2	0.06%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	354			3636	



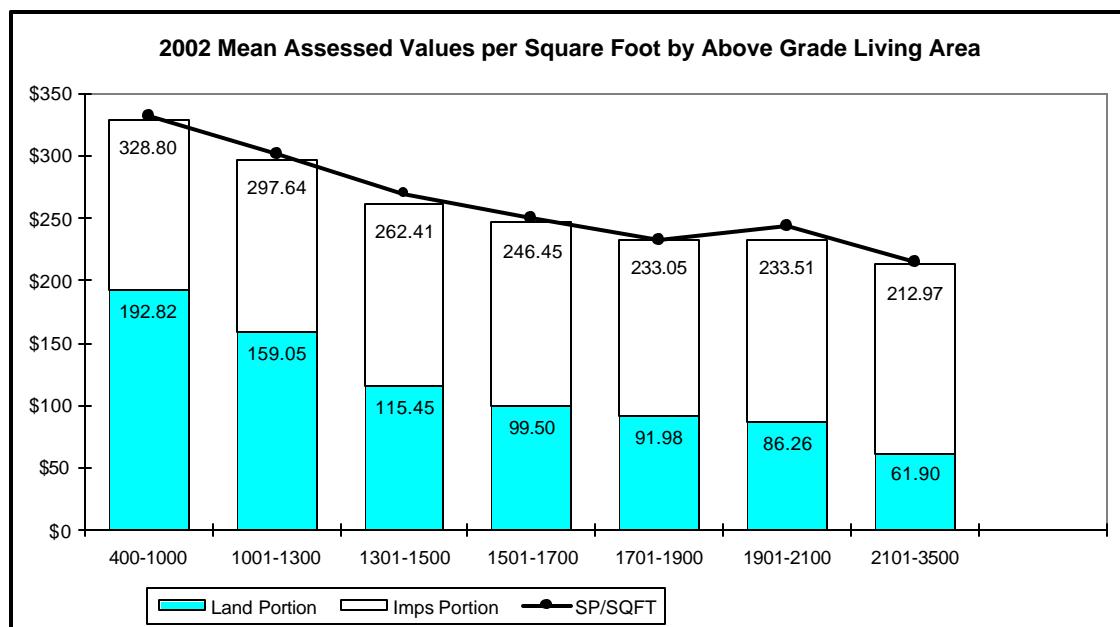
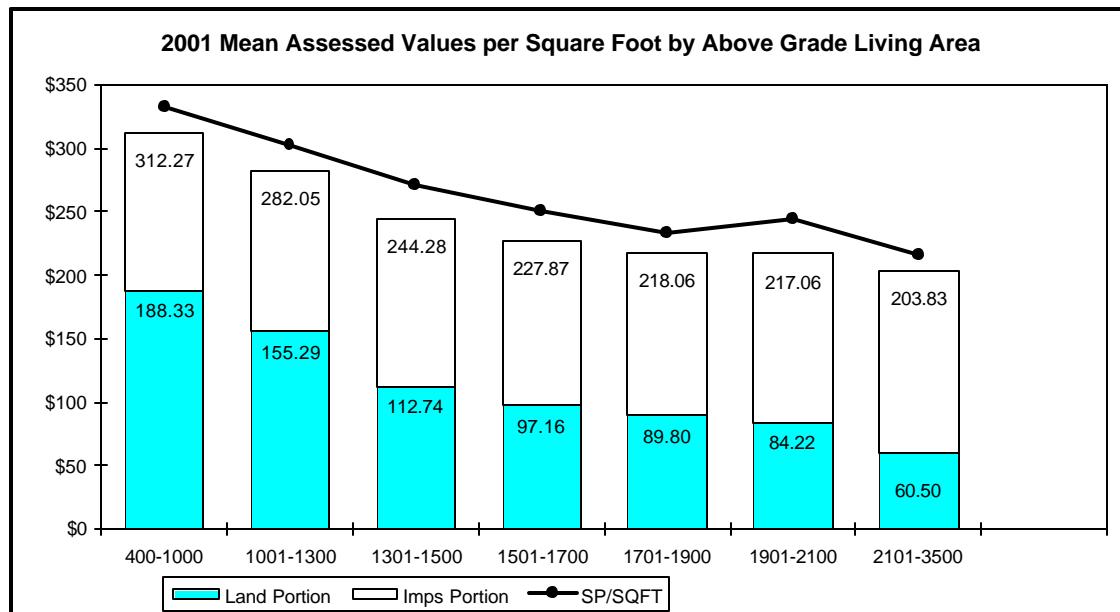
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



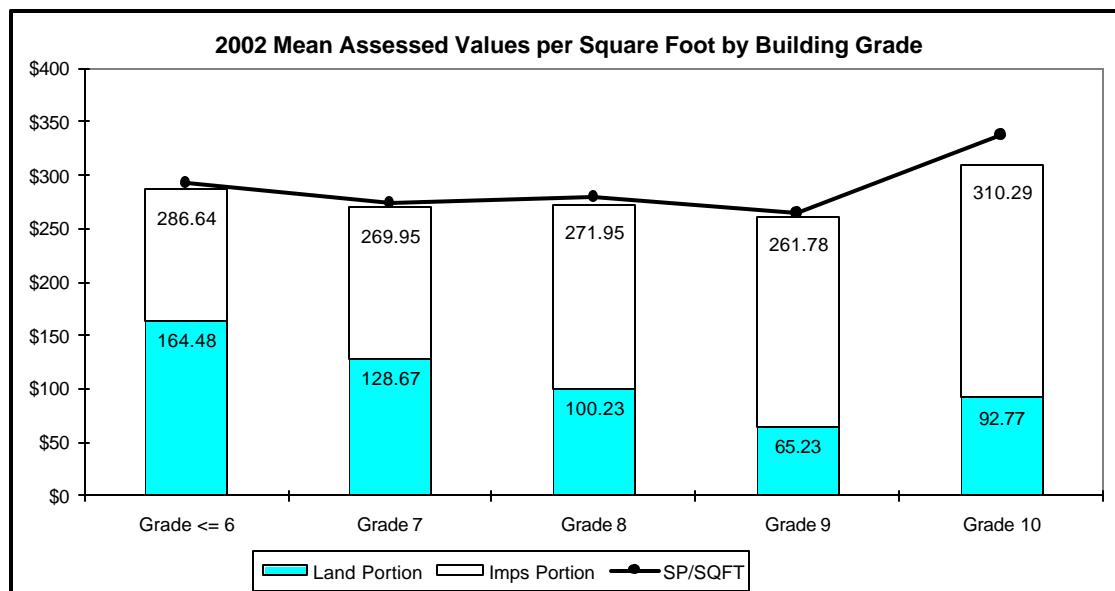
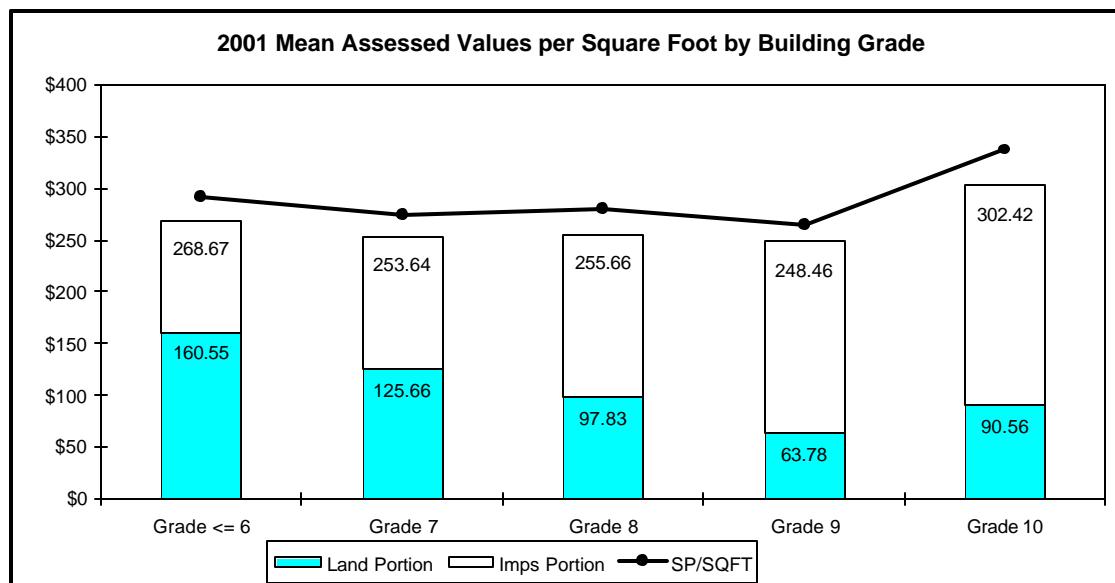
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. There are only 2 grade 10 houses in the sale sample. The values shown in the improvement portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/3/200 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the constant from the model, a market adjustment for land values was derived. This resulted in an overall increase of 2.4% in land assessments in the area for 2002. The formula is:

$$\text{2002 Land Value} = \text{2001 Land Value} \times 1.024$$

with the results rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

The total assessed values on all improved parcels were based on the analysis of the 354 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression approach with the 2001 assessment ratio being the dependent variable.

Improved Parcel Update (continued)

The results showed that including variables for sub-area and stories improved uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for houses in sub-area 5 and 1.5 story houses were lower than others and the formula adjusted them upward more than the other parcels. There are no waterfront properties in this area.

The derived adjustment formula is:

$$\text{2002 Total Value} = \text{2001 Total Value} / (0.9740155 - 0.03641712 \text{ (if Sub-area = 5)} - 0.04198486 \text{ (if Story = 1.5)})$$

The resulting total value is rounded down to the next \$1,000, then:

$$\text{2002 Improvements Value} = \text{2002 Total Value} \text{ minus } \text{2002 Land Value}$$

An explanatory adjustment table is included in this report.

Other:

- ?? If multiple houses exist on a parcel, then: 2002 Total Value = 2001 Total Value * 1.067 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land.
- ?? If a house and mobile home exist, the formula derived from the house is used.
- ?? If “accessory improvements only*”, then: 2002 Total Value = 2001 Total Value * 1.067 (rounded down), then, 2002 Imps Value = 2002 Total – 2002 Land. **These include parcels with houses that have no characteristics data in the Assessor’s database.*
- ?? If vacant parcels (no improvements value), only the land adjustment applies.
- ?? Land Values or Improvements Values of \$10,000 or less and “No Perc” (SewerSystem=3) land values are not changed from 2001.
- ?? If 2002 Total Value calculates at less than or equal to 2002 Land Value, then 2002 Land Value + 2001 Imps Value = 2002 Total Value.

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no Mobile Homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 43 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value*(1 + Overall +/- Characteristic Adjustments as Apply Below)

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

2.7%

Stories

1.5

% Adjustment

4.6%

Subarea

5

% Adjustment

4.0%

Comments:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance: a 1.5 story house would *approximately* receive a 7.3% *upward* adjustment (2.7% + 4.6% for the overall and story respectively).

There are 2240 houses in subarea 5, 1471 1.5 story houses which includes 931 1.5 story houses in subarea 5.

About 23% of the population of 1 - 3 family home parcels in the area is adjusted by the overall alone.

Area 43 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics. A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 0.982. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. It is difficult to draw conclusions when the sales count is low.

Subarea	Count	2001	2002	Percent Change	2002 Lower 95%	2002 Upper 95% C.L.
		Weighted	Weighted		C.L.	95% C.L.
5	217	0.903	0.978	8.3%	0.960	0.997
9	137	0.947	0.988	4.2%	0.968	1.007
ViewY/N	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	333	0.921	0.983	6.8%	0.969	0.997
Y	21	0.917	0.969	5.8%	0.919	1.020
Traffic Noise	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
N	252	0.920	0.980	6.5%	0.965	0.996
Y	102	0.921	0.986	7.1%	0.959	1.013
Lotsize	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<3000	18	0.912	0.977	7.1%	0.921	1.034
3000-5000	261	0.929	0.992	6.8%	0.976	1.008
5001-8000	72	0.898	0.953	6.2%	0.923	0.984
8001-12000	3	0.848	0.898	5.9%	0.556	1.239
Year Built or Renovated	Count	2001	2002	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1900-1910	106	0.897	0.964	7.4%	0.938	0.990
1911-1920	56	0.917	0.995	8.5%	0.958	1.033
1921-1930	96	0.922	0.990	7.4%	0.963	1.017
1931-1940	10	0.897	0.937	4.5%	0.864	1.010
1941-1950	27	0.971	1.004	3.4%	0.965	1.042
1951-1960	9	1.003	1.036	3.3%	0.941	1.130
1961-1970	4	0.938	0.971	3.5%	0.890	1.052
1971-1980	5	0.985	1.036	5.1%	0.920	1.151
1981-1990	16	0.963	1.011	5.0%	0.945	1.077
1991-2000	20	0.904	0.946	4.6%	0.891	1.000
>2000	5	0.925	0.974	5.4%	0.825	1.124

Area 43 Annual Update Ratio Confidence Intervals

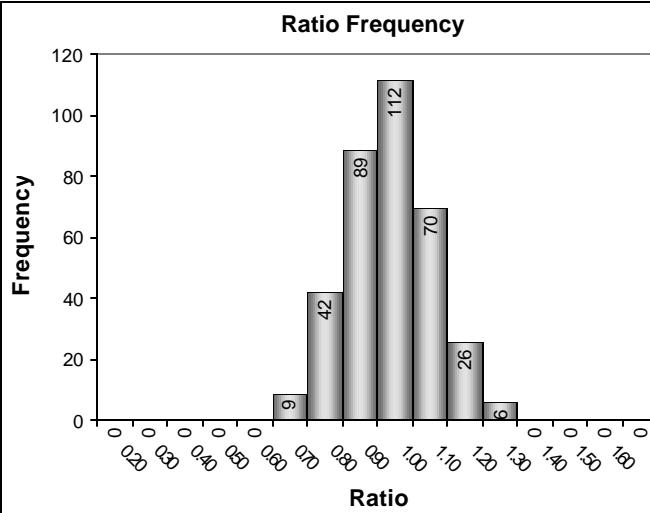
These tables represent the percentage changes for specific characteristics.
 A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels *may* be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels *may* be relatively low. The overall 2001 weighted mean is 0.982.
 The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.
 It is difficult to draw conclusions when the sales count is low.

Building Grade	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
5	6	0.889	0.960	8.1%	0.811	1.110
6	64	0.920	0.983	6.8%	0.950	1.015
7	235	0.925	0.987	6.8%	0.970	1.005
8	42	0.903	0.962	6.5%	0.926	0.998
9	5	0.943	0.991	5.2%	0.873	1.110
10	2	0.921	0.944	2.6%	-0.159	2.047
Condition	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
Fair	1	0.726	0.777	7.1%	N/A	N/A
Average	149	0.925	0.978	5.6%	0.957	0.998
Good	171	0.914	0.980	7.2%	0.959	1.000
Very Good	33	0.935	1.014	8.5%	0.978	1.050
Stories	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
1	174	0.945	0.991	4.9%	0.975	1.007
1.5	123	0.892	0.979	9.7%	0.952	1.006
2	55	0.917	0.963	5.1%	0.926	1.000
2.5	1	1.246	1.277	2.5%	N/A	N/A
3	1	1.080	1.108	2.6%	N/A	N/A
Above Grade Living Area	Count	2001 Weighted	2002 Weighted	Percent Change	2002 Lower 95% C.L.	2002 Upper 95% C.L.
<801	26	0.942	0.991	5.3%	0.945	1.037
801-1000	83	0.936	0.985	5.2%	0.959	1.012
1001-1500	136	0.911	0.974	6.9%	0.953	0.995
1501-2000	87	0.926	0.998	7.8%	0.969	1.026
2001-2500	18	0.888	0.951	7.1%	0.863	1.040
2501-3000	3	0.928	0.962	3.6%	0.284	1.640
3001-4000	1	0.928	0.952	2.5%	N/A	N/A

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: NW/1	Lien Date: 1/1/2001	Date of Report: 9/24/2002	Sales Dates: 1/00 - 12/01								
Area 43	Analyst ID: JHEL	Property Type: 1-3 Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 354</p> <p>Mean Assessed Value 322,400</p> <p>Mean Sales Price 350,300</p> <p>Standard Deviation AV 82,584</p> <p>Standard Deviation SP 103,891</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.937</p> <p>Median Ratio 0.939</p> <p>Weighted Mean Ratio 0.920</p>											
UNIFORMITY											
<p>Lowest ratio 0.630</p> <p>Highest ratio: 1.252</p> <p>Coefficient of Dispersion 10.57%</p> <p>Standard Deviation 0.123</p> <p>Coefficient of Variation 13.17%</p> <p>Price Related Differential (PRD) 1.018</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.927</td> </tr> <tr> <td>Upper limit</td> <td>0.955</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.924</td> </tr> <tr> <td>Upper limit</td> <td>0.950</td> </tr> </table>				Lower limit	0.927	Upper limit	0.955	Lower limit	0.924	Upper limit	0.950
Lower limit	0.927										
Upper limit	0.955										
Lower limit	0.924										
Upper limit	0.950										
SAMPLE SIZE EVALUATION											
<p>n (population size) 3636</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.123</p> <p>Recommended minimum: 24</p> <p>Actual sample size: 354</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>173</td> </tr> <tr> <td># ratios above mean:</td> <td>181</td> </tr> <tr> <td>Z:</td> <td>0.425</td> </tr> </table> <p>Conclusion: Normal*</p>				# ratios below mean:	173	# ratios above mean:	181	Z:	0.425		
# ratios below mean:	173										
# ratios above mean:	181										
Z:	0.425										
<p>*i.e. no evidence of non-normality</p>											



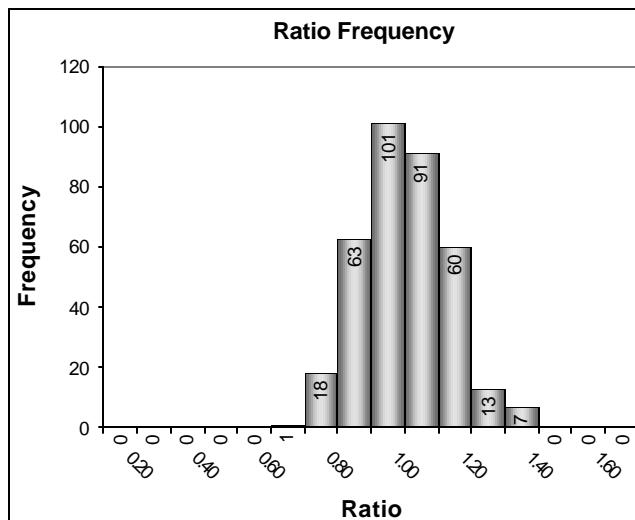
COMMENTS:

1 - 3 Family Residences throughout the area.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: NW/1	Lien Date: 1/1/2002	Date of Report: 9/24/2002	Sales Dates: 1/00- 12/01
Area 43	Analyst ID: JHEL	Property Type: 1 - 3 Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 354 Mean Assessed Value 343,900 Mean Sales Price 350,300 Standard Deviation AV 88,499 Standard Deviation SP 103,891			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.999 Median Ratio 0.997 Weighted Mean Ratio 0.982			
UNIFORMITY			
Lowest ratio 0.690 Highest ratio: 1.397 Coefficient of Dispersion 10.35% Standard Deviation 0.130 Coefficient of Variation 12.97% Price Related Differential (PRD) 1.017			
RELIABILITY			
95% Confidence: Median Lower limit 0.982 Upper limit 1.010 95% Confidence: Mean Lower limit 0.985 Upper limit 1.012			
SAMPLE SIZE EVALUATION			
n (population size) 3636 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.130 Recommended minimum: 27 Actual sample size: 354 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 180 # ratios above mean: 174 Z: 0.319 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Assessment levels and uniformity are improved by Annual Update.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5385690	1475	2/23/01	235000	600	0	5	1906	4	3000N	N	2310 N 58TH ST		
5955020	1250	5/31/00	169000	650	0	5	1910	4	3750N	N	5116 KEYSTONE PL N		
5385690	5060	7/26/01	228000	770	0	5	1906	4	6120N	N	309 NE 56TH ST		
5125720	2805	10/18/00	253000	820	0	5	1980	4	4590N	N	6108 MERIDIAN AV N		
5125720	0575	11/8/01	319000	1150	0	5	1902	4	6120N	N	108 NE 63RD ST		
5125720	0730	4/9/01	285000	1440	0	5	1913	4	2800N	N	6412 1ST AV NE		
5922240	0515	4/17/00	160600	560	0	6	1920	3	3000N	N	6315 6TH AV NE		
5125720	2745	7/28/00	289950	640	0	6	1906	4	5400N	N	6014 MERIDIAN AV N		
5385690	2395	7/21/00	168850	660	0	6	1912	4	3000N	N	5807 5TH AV NE		
5125720	0880	4/19/00	224950	660	0	6	1947	4	3060N	N	2349 N 64TH ST		
5955020	2540	2/1/01	238000	710	0	6	1918	4	4160N	N	313 NE 55TH ST		
5125720	1330	8/15/01	299000	740	440	6	1906	4	3040N	N	2338 N 60TH ST		
5955120	2155	9/10/01	274000	770	0	6	1919	4	3540N	N	6207 MERIDIAN AV N		
5955020	1055	8/22/01	229500	770	0	6	1904	4	3200N	N	5011 1ST AV NE		
5385690	1310	6/11/01	249950	780	0	6	1907	3	3500N	N	5711 KENSINGTON PL N		
5955020	2840	4/19/00	220000	780	200	6	1921	3	5100N	N	352 NE 53RD ST		
5955020	2690	4/19/00	197000	780	100	6	1916	4	4160N	N	338 NE 54TH ST		
5385690	5270	2/17/00	205000	780	0	6	1911	3	4080N	N	130 NE 55TH ST		
5385690	0070	11/24/00	242000	790	260	6	1924	4	3000N	N	415 NE 60TH ST		
5955020	2545	7/18/01	269950	790	120	6	1920	3	4160Y	N	316 NE 54TH ST		
5385690	2505	7/5/01	304000	800	600	6	1920	5	3000N	N	345 NE 58TH ST		
5955020	2270	12/5/00	227000	820	0	6	1907	4	2520N	N	5415 1ST AV NE		
5125720	0030	7/26/00	275000	840	0	6	1904	4	4590N	N	119 NE 65TH ST		
5913610	3006	7/24/00	284500	860	0	6	1917	4	4013N	N	1607 N 51ST ST		
5913610	0456	11/14/00	332500	870	870	6	1923	5	4013N	N	1626 N 54TH ST		
5125720	1230	12/26/00	240000	880	0	6	1907	3	3825N	N	6003 1ST AV NE		
5955020	2250	8/24/01	270000	880	310	6	1907	4	3120N	N	2321 N 55TH ST		

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5125720	1390		6/1/01	342000	890	0	6	1902	3	5293	N	N	2321 N 61ST ST
5125720	1985		11/26/01	293550	900	0	6	1902	4	4182	N	N	2309 N 65TH ST
5913610	2680		6/8/01	305000	910	0	6	1928	4	3210	N	N	1821 N 51ST ST
5955020	1440		12/7/01	269950	920	0	6	1907	3	4187	N	N	5228 KIRKWOOD PL N
5913610	3013		8/27/01	333000	920	0	6	1915	4	2858	N	N	5010 WOODLAWN AV N
5125720	0070		11/30/01	300000	920	0	6	1924	4	4080	N	N	118 NE 64TH ST
5922240	0595		4/24/00	271000	930	140	6	1912	5	6000	N	N	6053 6TH AV NE
5955020	1820		3/23/00	265000	930	0	6	1910	4	5000	N	N	5407 KENSINGTON PL N
5125720	1130		9/25/01	230000	930	0	6	1906	3	4590	N	N	2343 N 62ND ST
5913610	2976		4/20/01	325000	950	0	6	1908	4	3745	N	N	1619 N 51ST ST
5125720	2740		1/26/01	298000	960	0	6	1904	4	5400	N	N	6008 MERIDIAN AV N
5125720	2740		5/25/00	275000	960	0	6	1904	4	5400	N	N	6008 MERIDIAN AV N
5952310	0275		12/18/00	265000	960	0	6	1916	4	4000	N	N	5316 E GREEN LAKE WY N
5913610	3012		4/19/00	253000	960	0	6	1917	4	3188	N	N	5018 WOODLAWN AV N
5125720	1700		8/22/00	341800	960	100	6	1907	5	4590	N	N	2327 N 63RD ST
5125720	0385		4/19/01	301750	960	0	6	1925	3	2496	N	N	106 NE 60TH ST
5125720	0020		6/28/01	265000	970	280	6	1903	4	4590	N	N	201 NE 65TH ST
5913610	2501		3/8/00	248000	1000	0	6	1909	3	4815	N	N	1840 N 51ST ST
5913610	0846		7/5/01	265000	1010	0	6	1924	4	3745	N	N	1624 N 53RD ST
5125720	0080		5/29/01	239500	1010	0	6	1902	4	4590	N	N	135 NE 64TH ST
5913610	1891		5/10/01	238000	1060	0	6	1951	4	3180	N	N	5207 WOODLAWN AV N
5125720	0535		7/16/01	228000	1070	0	6	1906	3	4080	N	N	111 NE 63RD ST
5125720	1500		10/3/00	268000	1100	0	6	1903	4	4896	N	N	2318 N 61ST ST
5955120	3390		5/4/01	394000	1130	0	6	1900	4	3825	N	N	5854 MCKINLEY PL N
5922240	0810		4/29/00	295000	1150	130	6	1907	4	4000	N	N	6013 6TH AV NE
5385690	1415		1/24/00	215000	1210	0	6	1910	3	4500	N	N	2207 N 59TH ST
5385690	5185		3/5/01	274000	1240	0	6	1906	4	3000	N	N	5503 LATONA AV NE
5125720	1825		1/5/01	348000	1270	0	6	2000	3	6120	N	N	2327 N 64TH ST
5385690	1455		1/3/00	362000	1330	0	6	1908	5	3000	N	N	2215 N 59TH ST

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5335950	0835	9/6/01	265000	1440	0	6	1901	4	3000	N	N	6055 4TH AV NE	
5125720	2725	1/5/01	275000	1490	0	6	1906	3	4200	N	N	2110 N 60TH ST	
5125720	0145	7/24/01	350000	1600	0	6	1907	4	4590	N	N	135 NE 63RD ST	
5385690	2560	2/27/01	337450	1690	0	6	1918	3	4000	N	N	333 NE 58TH ST	
5955020	2640	1/26/00	252000	840	500	7	1918	3	4160	N	N	331 NE 55TH ST	
5955120	1175	11/7/00	297500	850	0	7	1907	4	4500	Y	N	5538 ASHWORTH AV N	
5385690	1550	6/14/00	329000	860	0	7	1921	4	3000	N	N	2319 N 59TH ST	
5125720	2700	2/26/01	344950	890	710	7	1926	5	2370	N	N	2116 N 60TH ST	
5955120	1265	1/4/00	285000	900	0	7	1914	4	3481	N	N	5517 WOODLAWN AV N	
5955020	1350	9/15/00	295360	900	320	7	1919	3	4125	N	N	5217 KENSINGTON PL N	
5385690	2300	8/25/00	237000	900	0	7	1925	4	3500	N	N	347 NE 59TH ST	
5955020	5070	9/22/00	299000	900	0	7	1910	4	5200	N	N	317 NE 51ST ST	
5913610	0110	5/9/00	341000	910	670	7	1923	4	4280	N	N	1815 N 55TH ST	
5125720	0665	5/10/00	301000	910	390	7	1916	4	3150	N	N	102 NE 64TH ST	
5955020	3190	7/23/01	359000	930	220	7	1909	4	3774	N	N	141 NE 54TH ST	
5955020	2830	3/15/00	208500	940	150	7	1921	4	5100	N	N	356 NE 53RD ST	
5955020	2650	5/24/00	286500	940	310	7	1919	4	4160	N	N	335 NE 55TH ST	
5913610	0346	8/29/00	387500	940	720	7	1922	4	4013	N	N	1617 N 55TH ST	
5955020	3280	10/26/00	350000	940	0	7	1919	5	4080	N	N	125 NE 54TH ST	
5385690	0435	5/23/01	356001	940	0	7	1922	4	5000	N	N	103 NE 60TH ST	
5955020	4180	10/27/01	200000	950	140	7	1929	3	4080	N	N	350 NE 51ST ST	
5913610	2870	9/11/00	229500	950	160	7	1908	4	3745	N	N	1916 N 50TH ST	
5955120	1980	10/8/01	385000	960	780	7	1967	3	6454	N	N	5852 WOODLAWN AV N	
5125720	3025	4/18/00	265000	960	0	7	1913	3	3060	N	N	2122 N 63RD ST	
5952310	0326	2/8/00	286000	960	300	7	1991	3	4000	N	N	1412 N 54TH ST	
5335950	0776	3/27/00	214950	970	0	7	1907	4	4050	N	N	6306 LATONA AV NE	
5955020	0310	5/23/00	345000	970	0	7	1905	4	4284	N	N	2116 N 52ND ST	
5913610	1201	2/25/01	235082	1000	0	7	1906	4	2100	N	N	5307 MERIDIAN AV N	
5125720	2640	8/22/00	341000	1000	760	7	1923	5	3555	N	N	2202 N 60TH ST	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5955020	0510	6/29/01	228500	1000	0	7	1909	3	4590	N	N	2122 N 51ST ST	
5955120	2510	12/10/01	425000	1010	600	7	1948	4	4500	N	N	5571 KENWOOD PL N	
5125720	0235	12/20/00	292000	1010	0	7	1907	4	4590	N	N	129 NE 62ND ST	
5385690	0795	7/24/01	300000	1020	0	7	1951	4	4750	N	N	2200 N 59TH ST	
5335950	0705	5/3/00	310000	1030	200	7	1907	4	6000	N	N	6325 4TH AV NE	
5955020	2620	8/29/01	285000	1030	400	7	1916	4	4160	N	N	320 NE 54TH ST	
5913610	0330	4/26/00	340000	1030	1020	7	1922	4	4013	N	N	1627 N 55TH ST	
5955120	1430	2/24/00	371000	1040	120	7	1924	4	3460	N	N	5506 WOODLAWN AV N	
5913610	1011	9/22/00	334132	1060	800	7	1912	4	4013	N	N	1821 N 54TH ST	
5955120	0600	5/22/01	391050	1070	0	7	1926	4	4409	Y	N	6205 KIRKWOOD PL N	
5335950	0435	3/22/00	306000	1070	0	7	1902	4	6000	N	N	6062 4TH AV NE	
5913610	0336	11/29/01	347000	1080	730	7	1922	4	4013	N	N	1625 N 55TH ST	
5955120	2590	8/24/01	306000	1090	0	7	1908	4	4500	N	N	5559 KENWOOD PL N	
5385690	4990	5/11/01	280000	1090	700	7	1926	3	3060	N	N	334 NE 55TH ST	
5955020	4320	12/5/01	325000	1090	0	7	1922	4	3825	N	N	328 NE 51ST ST	
5385690	4110	5/17/01	288600	1090	0	7	1934	4	4080	N	N	2334 N 56TH ST	
5385690	2085	7/18/00	299950	1090	910	7	1910	4	4000	N	N	149 NE 59TH ST	
5952310	0415	2/28/00	229950	1100	0	7	1918	3	3000	N	N	5428 E GREEN LAKE WY N	
5955020	1255	9/19/01	382000	1100	0	7	1916	3	5625	N	N	5215 KIRKWOOD PL N	
5913610	2881	5/22/01	228500	1100	0	7	1908	4	3745	N	N	1924 N 50TH ST	
5385690	2875	6/25/01	350000	1100	0	7	1918	3	3000	N	N	135 NE 58TH ST	
5385690	5450	2/22/00	285000	1110	100	7	1922	4	4080	N	N	2330 N 55TH ST	
5125720	0995	8/31/01	331000	1120	810	7	1923	4	4080	N	N	2351 N 63RD ST	
5385690	1515	7/26/00	305000	1120	150	7	1923	4	4220	N	N	2316 N 58TH ST	
5385690	1900	10/16/01	329950	1120	0	7	1906	4	4000	N	N	108 NE 58TH ST	
5125720	1755	9/27/01	315000	1140	0	7	1904	4	4080	N	N	2328 N 63RD ST	
5125720	1520	7/27/00	422500	1140	0	7	1924	5	4590	N	N	2310 N 61ST ST	
5385690	3760	8/1/01	340000	1150	250	7	1949	3	4125	N	N	2205 N 57TH ST	
5385690	0750	2/16/00	372500	1160	0	7	1925	4	3000	N	N	5903 CORLISS AV N	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5125720	2845		6/22/01	315000	1180	0	7	1926	4	3060	N	N	2119 N 62ND ST
5125720	2845		3/27/01	285000	1180	0	7	1926	4	3060	N	N	2119 N 62ND ST
5955020	4100		7/15/00	250000	1190	0	7	1924	3	4080	N	N	352 NE 52ND ST
5336490	0110		6/8/00	317000	1200	0	7	1906	4	3519	N	N	6319 LATONA AV NE
5125720	0360		1/10/01	347000	1200	610	7	1971	4	4500	N	N	115 NE 61ST ST
5385690	3330		2/26/01	390000	1210	0	7	1998	3	2543	N	N	5623 KEYSTONE PL N
5335950	0810		6/22/00	275900	1220	0	7	1986	3	3000	N	N	6212 LATONA AV NE
5955020	3170		4/13/00	395000	1220	300	7	1925	4	3774	N	N	131 NE 54TH ST
5385690	2935		9/1/00	365000	1220	0	7	1910	4	3000	N	N	121 NE 58TH ST
5955120	1190		12/18/01	420000	1230	300	7	1907	5	5000	N	N	5535 WOODLAWN AV N
5385690	0944		3/27/00	422000	1230	1010	7	1999	3	3525	N	N	2110 N 59TH ST
5385690	2275		7/11/01	399950	1250	0	7	1928	3	3000	N	N	325 NE 59TH ST
5125720	1415		7/24/01	375000	1250	0	7	1907	4	4560	N	N	2313 N 61ST ST
5955120	1885		8/13/01	458500	1260	0	7	1900	4	3000	N	N	5818 WOODLAWN AV N
5385690	4389		7/18/01	257450	1270	0	7	1907	3	3200	N	N	5615 LATONA AV NE
5955020	0760		10/26/01	425000	1270	0	7	1919	3	4680	N	N	2135 N 51ST ST
5955120	1075		5/30/00	303500	1270	480	7	1924	4	3600	N	N	1502 N 57TH ST
5125720	1300		9/6/01	349500	1290	0	7	1909	3	3040	N	N	2345 N 61ST ST
5913610	0301		8/1/01	269000	1310	0	7	1907	3	5350	N	N	1637 N 55TH ST
5952310	0005		4/26/01	275000	1340	0	7	1927	3	3300	N	N	5002 E GREEN LAKE WY N
5913610	3240		4/21/00	215000	1350	0	7	1906	4	3210	N	N	1420 N 50TH ST
5385690	3990		9/4/01	352100	1360	0	7	1921	3	3060	N	N	2306 N 56TH ST
5952310	0075		9/1/00	299950	1360	0	7	1924	4	5350	N	N	1412 N 50TH ST
5385690	2250		8/6/01	323000	1370	0	7	1918	3	4000	N	N	322 NE 58TH ST
5913610	0171		3/13/00	346000	1370	0	7	1913	4	4815	N	N	1810 N 54TH ST
5385690	4674		4/3/01	354000	1380	0	7	1906	5	5100	N	N	341 NE 57TH ST
5385690	2095		5/25/01	269610	1380	0	7	1984	3	3000	N	N	152 NE 58TH ST
5913610	0745		12/12/00	419500	1390	0	7	1910	4	2520	N	N	1607 N 54TH ST
5385690	4195		11/28/01	460000	1390	0	7	1916	3	6120	N	N	109 NE 57TH ST

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5385690	5470	6/12/01	358500	1410	0	7	1924	4	6120	N	N	2331 N 56TH ST	
5955020	0230	4/17/00	340000	1410	0	7	1906	4	3060	N	N	2112 N 52ND ST	
5955020	1930	5/11/00	489000	1420	0	7	1907	5	3750	N	N	5320 KEYSTONE PL N	
5385690	2675	6/16/00	310000	1430	0	7	1905	5	3960	N	N	5716 LATONA AV NE	
5385690	0755	9/18/00	441000	1440	0	7	1925	4	3000	N	N	5907 CORLISS AV N	
5955120	2890	10/30/01	506000	1490	300	7	1924	4	3091	N	N	5647 KEYSTONE PL N	
5385690	0590	11/27/00	325000	1500	600	7	1911	4	3000	N	N	2335 N 60TH ST	
5335950	0985	12/4/00	325000	1510	0	7	1906	5	6000	N	N	6022 LATONA AV NE	
5385690	2400	7/18/00	225000	1510	0	7	1925	3	3000	N	N	5805 5TH AV NE	
5955020	0980	2/16/01	330000	1520	0	7	1917	3	4080	N	N	2331 N 51ST ST	
5913610	0776	7/13/01	575000	1520	0	7	1922	4	5350	N	N	1612 N 53RD ST	
5336490	0080	9/18/01	350950	1530	450	7	1910	3	4080	N	N	148 NE 64TH ST	
5385690	1050	4/25/00	448000	1540	700	7	1910	4	5040	N	N	5715 KIRKWOOD PL N	
5955020	0135	5/31/00	309925	1540	0	7	1912	5	3050	N	N	5314 MERIDIAN AV N	
5913610	1965	11/21/00	462500	1540	350	7	1911	5	2850	N	N	5115 WALLINGFORD AV N	
5385690	3870	10/10/00	420000	1570	0	7	1921	5	3500	N	N	2227 N 57TH ST	
5125720	0300	3/2/00	435000	1570	0	7	1911	5	3600	N	N	133 NE 61ST ST	
5385690	0450	11/13/01	468500	1570	900	7	1924	5	4000	N	N	102 NE 59TH ST	
5952310	0045	9/28/00	320000	1590	0	7	1923	3	5000	N	N	1411 N 51ST ST	
5336490	0320	5/10/00	375000	1610	0	7	1900	4	6120	N	N	143 NE 62ND ST	
5955020	4450	6/9/00	321000	1620	0	7	1919	3	4400	N	N	5115 LATONA AV NE	
5125720	2320	7/21/00	387000	1640	840	7	1902	4	3060	N	N	2130 N 63RD ST	
5385690	4760	4/13/00	285000	1650	350	7	1924	4	3360	N	N	5607 5TH AV NE	
5955120	2475	5/12/00	379000	1650	0	7	1913	5	3000	N	N	5564 CANFIELD PL N	
5955020	0780	11/27/01	252500	1650	0	7	1914	3	3658	N	N	2142 N 50TH ST	
5955020	5010	1/21/00	330000	1660	280	7	1913	4	2760	N	N	307 NE 51ST ST	
5385690	2090	3/12/01	305500	1660	0	7	1984	3	3000	N	N	148 NE 58TH ST	
5385690	2280	2/17/00	349000	1670	500	7	1918	4	6000	N	N	326 NE 58TH ST	
5955020	4550	7/19/01	340000	1680	0	7	1922	4	3825	N	N	123 NE 52ND ST	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5125720	1050	3/6/01	399950	1700	770	7	1950	4	6120	N	N	6205 1ST AV NE	
5385690	2105	10/11/00	322000	1700	0	7	1926	4	3000	N	N	5803 LATONA AV NE	
5125720	1925	12/4/01	460000	1700	0	7	1907	4	4080	N	N	2310 N 64TH ST	
5125720	1680	5/10/00	405000	1710	0	7	1903	5	5406	N	N	2302 N 62ND ST	
5955120	1910	7/17/01	450000	1730	0	7	1910	4	3000	N	N	5827 MCKINLEY PL N	
5955120	1575	10/30/00	345000	1760	0	7	1900	3	5175	N	N	5523 WALLINGFORD AV N	
5955020	4340	2/1/00	295000	1760	0	7	1922	3	5610	N	N	320 NE 51ST ST	
5385690	4275	9/21/01	435000	1760	0	7	1919	5	3060	N	N	118 NE 56TH ST	
5955120	3375	9/20/01	489000	1770	0	7	1925	4	3060	Y	N	5862 MCKINLEY PL N	
5913610	1341	4/18/01	490000	1780	0	7	1909	4	5618	N	N	5216 WALLINGFORD AV N	
5385690	1545	9/13/00	416000	1780	1030	7	1923	5	4000	N	N	2323 N 59TH ST	
5125720	0205	11/27/01	495000	1860	0	7	1907	4	5304	N	N	126 NE 62ND ST	
5335950	0405	5/2/00	410000	1870	0	7	1903	5	6000	N	N	6056 4TH AV NE	
5955020	0410	3/26/01	340000	1890	0	7	1922	3	4080	N	N	2131 N 52ND ST	
5385690	3945	11/12/01	469000	1930	0	7	1911	3	4080	N	N	5610 KENSINGTON PL N	
5913610	0070	7/3/01	546000	2010	970	7	1919	4	4280	N	N	1829 N 55TH ST	
5922240	0605	8/7/01	420000	2070	910	7	1921	3	4500	N	N	6047 6TH AV NE	
5952310	0195	2/16/00	323500	2070	700	7	1919	4	3200	N	N	5216 E GREEN LAKE WY N	
5385690	1070	3/10/00	325000	2200	0	7	1905	4	4500	N	N	5709 KIRKWOOD PL N	
5385690	0641	1/31/00	365000	2390	860	7	1990	3	5000	N	N	2319 N 60TH ST	
5125720	2410	10/10/01	675000	2910	0	7	1910	4	6120	N	N	2136 N 62ND ST	
5913610	2536	8/23/01	339000	1210	0	8	1912	4	4000	N	N	5109 MERIDIAN AV N	
5955120	3480	4/12/01	395000	1260	420	8	1984	3	3147	N	N	6003 MERIDIAN AV N	
5125720	0700	2/22/00	450000	1400	0	8	1903	5	4488	N	N	115 NE 65TH ST	
5955020	3120	6/6/00	437000	1420	0	8	1922	4	2788	N	N	5303 LATONA AV NE	
5125720	3020	10/30/00	395000	1560	500	8	1987	3	3060	N	N	2128 N 63RD ST	
5385690	4395	4/11/01	619000	1570	850	8	2000	3	3200	N	N	5619 LATONA AV NE	
5335950	0870	5/12/00	439000	1680	620	8	2000	3	3000	N	N	6204 LATONA AV NE	
5336490	0230	6/20/00	332000	1680	0	8	1986	3	3060	N	N	141 NE 63RD ST	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5955020	1985		4/17/01	417300	1700	380	8	1986	3	3750	N	N	5419 KIRKWOOD PL N
5955120	3025		11/9/00	415000	1760	0	8	2000	3	2690	N	N	5574 KENWOOD PL N
5385690	1260		10/13/00	725000	1810	0	8	1907	4	10250	N	N	5700 KIRKWOOD PL N
5955020	1665		10/22/01	420000	1880	0	8	1993	3	3750	N	N	5240 KIRKWOOD PL N
5955120	0305		8/21/01	470000	1940	500	8	1920	4	3740	Y	N	6306 E E GREEN LAKE WY N
5913610	2537		2/20/01	525000	2000	680	8	1912	5	4360	N	N	5103 MERIDIAN AV N
5125720	2720		9/7/01	600000	2040	350	8	1937	5	4248	N	N	2102 N 60TH ST
5955120	1900		8/15/01	562500	2070	0	8	1978	3	6000	N	N	5823 MCKINLEY PL N
5955120	1875		3/27/01	549500	2070	620	8	1984	3	5000	N	N	5822 WOODLAWN AV N
5955020	1950		4/21/00	549950	2180	0	8	1912	4	5625	N	N	5400 KEYSTONE PL N
5955120	0495		12/12/01	730000	2190	0	8	1988	3	4000	Y	N	6206 E GREEN LAKE WY N
5955120	1215		9/19/01	618000	2330	0	8	1911	4	5000	N	N	5545 WOODLAWN AV N
5125720	2245		5/20/01	800000	2360	0	8	1905	4	6120	N	N	2139 N 64TH ST
5955120	3050		5/10/00	520000	2480	0	8	1907	5	4711	N	N	1816 N 57TH ST
5125720	2430		8/28/01	570000	2060	590	9	2001	3	3060	Y	N	2129 N 62ND ST
5335950	0235		6/21/01	599950	2440	880	9	2001	3	5003	N	N	6000 4TH AV NE
9199420	0131		9/20/00	272500	780	190	6	1988	3	6200	N	N	1811 N 82ND ST
9393190	0275		8/22/01	275000	800	120	6	1926	4	2400	N	N	111 NE 77TH ST
9393190	0090		10/26/00	230000	830	0	6	1947	3	6250	N	N	7521 2ND AV NE
9288320	1415		9/6/01	340000	870	400	6	1906	4	4000	N	N	7533 SUNNYSIDE AV N
9339290	0175		8/8/00	257500	920	0	6	1921	3	4590	N	N	1136 N 83RD ST
9339290	0140		9/21/00	199950	960	0	6	1906	3	4590	N	N	1120 N 83RD ST
9920300	0045		10/22/01	350000	1000	0	6	1900	2	4400	N	N	2057 N 78TH ST
9339290	0165		2/23/01	297950	1090	0	6	1907	3	5100	N	N	1130 N 83RD ST
9339290	0165		3/8/00	215000	1090	0	6	1907	3	5100	N	N	1130 N 83RD ST
9779790	0100		4/27/01	287000	1190	0	6	1900	4	5000	N	N	8215 INTERLAKE AV N
9288320	1610		3/31/00	312500	730	0	7	1921	4	4000	N	N	7529 1ST AV NE
9091700	0240		3/23/00	256180	730	0	7	1909	4	3800	N	N	1133 N 81ST ST
9681360	0435		11/17/00	240000	750	120	7	1940	3	6345	N	N	8242 CORLISS AV N

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9240210	0535	7/27/00	280000	780	0	7	1916	4	4905	N	N	8041 MERIDIAN AV N	
9567600	0190	6/22/01	274000	780	0	7	1937	3	4040	N	N	1125 N 84TH ST	
9062504	9018	5/2/01	250000	790	200	7	1941	3	4050	N	N	8049 WALLINGFORD AV N	
9445980	0105	9/11/00	325000	830	800	7	1928	3	5010	N	N	8250 INTERLAKE AV N	
9062504	9016	8/10/01	247000	830	0	7	1928	3	3120	N	N	1712 N 82ND ST	
9240210	0325	5/15/01	366500	840	260	7	2000	3	3000	N	N	8212 MERIDIAN AV N	
9567600	0130	8/13/01	258000	860	0	7	1948	3	3800	N	N	1142 N 84TH ST	
9414680	0050	2/15/00	295000	870	710	7	1940	3	5289	N	N	8110 STONE AV N	
9288320	1240	10/12/01	360000	870	440	7	1907	4	4680	N	N	7546 BAGLEY AV N	
9062504	9303	9/10/01	255000	870	0	7	1941	3	3795	N	N	1121 N 81ST ST	
9199320	0130	12/20/00	259990	880	0	7	1941	4	5000	N	N	8247 DENSMORE AV N	
9062504	9310	7/27/01	232000	890	0	7	1941	3	4730	N	N	8024 GREEN LAKE DR N	
9947320	0070	7/19/00	220000	890	0	7	1941	3	5535	N	N	8014 INTERLAKE AV N	
9199320	0110	8/28/00	305000	900	0	7	1929	3	5000	N	N	8231 DENSMORE AV N	
9288320	1045	7/14/00	352000	910	170	7	1927	4	3085	N	N	2100 N 75TH ST	
9288320	1260	3/21/01	330000	920	320	7	1941	4	4900	N	N	7471 CORLISS AV N	
9779790	0105	2/24/00	234950	930	0	7	1930	3	5000	N	N	8219 INTERLAKE AV N	
9091700	0160	6/29/00	240000	930	550	7	1980	3	3800	N	N	1116 N 81ST ST	
9779790	0020	8/16/01	249500	940	200	7	1941	3	5000	N	N	8404 STONE AV N	
9681360	0385	11/8/00	255000	940	480	7	1991	3	3720	N	N	8216 CORLISS AV N	
9240210	0115	11/8/01	257500	940	0	7	1910	4	3500	N	N	8206 BAGLEY AV N	
9240210	0995	7/28/00	299950	940	190	7	1927	4	4000	N	N	8024 BAGLEY AV N	
9288320	1410	4/11/01	445000	950	100	7	1926	4	4000	N	N	7537 SUNNYSIDE AV N	
9062504	9301	12/31/01	289000	960	960	7	1941	3	3960	N	N	8055 WALLINGFORD AV N	
9681360	0916	1/2/01	275000	970	0	7	1950	3	6076	N	N	8012 SUNNYSIDE AV N	
9199420	0024	10/25/00	264250	980	450	7	1947	3	4000	N	N	8010 WALLINGFORD AV N	
9681510	0195	9/27/01	285000	980	980	7	1947	3	4000	N	N	7737 SUNNYSIDE AV N	
9681360	0925	5/5/00	289900	990	0	7	1950	4	5828	N	N	8014 SUNNYSIDE AV N	
9948270	0435	12/18/01	267000	1000	0	7	1926	3	3652	N	N	7422 WINONA AV N	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9240210	0586		5/15/01	260000	1020	200	7	1941	3	5500	Y	N	8001 MERIDIAN AV N
9681360	0670		8/14/01	295000	1030	1030	7	1949	3	5580	N	N	8012 CORLISS AV N
9920300	0145		8/23/00	377500	1030	450	7	1924	3	5280	Y	N	7720 MERIDIAN AV N
9551160	0520		2/23/00	282500	1040	280	7	1927	3	3920	N	N	1131 N 76TH ST
9948270	0200		7/8/00	348000	1050	0	7	1926	3	4416	N	N	7426 KEEN WY N
9288320	0510		6/26/01	335000	1070	0	7	1909	3	2920	N	N	7847 STROUD AV N
9952810	4971		7/31/01	369900	1070	0	7	1926	5	2750	N	N	6802 WOODLAWN AV NE
9681510	0390		4/13/01	330000	1070	320	7	1951	4	4000	N	N	2220 N 77TH ST
9288320	0935		11/16/00	379950	1080	820	7	1961	4	4600	N	N	7515 BAGLEY AV N
9952810	4590		7/12/01	304000	1080	0	7	1926	3	4500	N	N	6520 LATONA AV NE
9779790	0035		10/20/01	295000	1090	730	7	1923	4	5000	N	N	8320 STONE AV N
9567600	0145		9/19/01	299950	1090	620	7	1910	4	3705	N	N	1156 N 84TH ST
9339290	0080		8/16/01	373000	1090	120	7	1952	3	4000	N	N	1153 N 83RD ST
9288320	0845		5/17/00	295000	1100	0	7	1953	3	4480	N	N	2041 N 77TH ST
9681360	1115		3/10/00	231950	1120	0	7	1939	3	4400	N	N	8010 1ST AV NE
9288320	1225		3/28/01	400000	1120	1080	7	1908	4	5265	N	N	7451 CORLISS AV N
9551160	0045		5/3/01	315000	1130	0	7	1926	4	4590	N	N	1122 N 77TH ST
9288320	1015		11/27/01	379950	1140	0	7	1903	3	5500	Y	N	2114 N 75TH ST
9681360	0950		1/31/00	263000	1180	140	7	1949	3	7440	N	N	8032 SUNNYSIDE AV N
9551160	0095		4/3/00	395000	1180	220	7	1926	5	4590	N	N	1146 N 77TH ST
9948270	0455		1/3/01	334150	1220	700	7	1925	3	4400	N	N	7438 WINONA AV N
9062504	9249		5/5/00	342000	1220	500	7	1941	4	3995	N	N	1701 N 82ND ST
9940280	0006		11/6/00	414500	1220	760	7	1926	4	3610	N	N	1356 N 78TH ST
9681360	0565		3/10/01	352000	1260	0	7	1948	4	5580	N	N	8035 SUNNYSIDE AV N
9681360	0820		12/7/00	340000	1270	720	7	1992	3	9775	N	N	2409 N 82ND ST
9240210	0330		5/11/01	390000	1300	0	7	1918	4	5000	N	N	8218 MERIDIAN AV N
9199420	0195		10/20/00	344950	1320	320	7	1925	4	4400	Y	N	8023 STROUD AV N
9199420	0255		12/14/01	332000	1330	1000	7	1967	3	4400	N	N	1909 N 82ND ST
9240210	0045		11/6/00	309000	1340	600	7	1913	4	4500	N	N	8233 CORLISS AV N

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9681510	0205	3/13/01	322000	1340	0	7	1996	3	4000	N	N	7729 SUNNYSIDE AV N	
9952810	5245	8/10/00	425000	1340	0	7	1986	3	3000	N	N	6519 SUNNYSIDE AV N	
9551160	0265	3/21/01	360000	1360	0	7	1927	4	3920	N	N	1128 N 76TH ST	
9551160	0305	1/24/01	361000	1370	0	7	1926	5	3920	N	N	1160 N 76TH ST	
9947320	0165	11/19/01	330000	1390	370	7	1927	4	4920	N	N	8043 ASHWORTH AV N	
9393190	0355	4/10/01	307000	1390	0	7	1927	3	4680	N	N	7659 LATONA AV NE	
9240210	0305	6/19/01	338000	1390	0	7	1940	3	6000	N	N	2104 N 82ND ST	
9948270	0445	1/24/00	260000	1400	0	7	1926	3	3880	N	N	7430 WINONA AV N	
9288320	0410	8/29/00	403000	1438	0	7	1911	3	5757	Y	N	7813 STROUD AV N	
9393190	0305	5/17/01	465000	1470	0	7	1927	4	3000	N	N	7667 LATONA AV NE	
9681510	0255	9/15/00	380000	1470	0	7	1905	4	4000	N	N	2306 N 77TH ST	
9199420	0080	11/9/01	361750	1480	0	7	1908	4	4650	N	N	8040 WALLINGFORD AV N	
9240210	1025	3/17/00	325000	1480	0	7	1951	3	6000	N	N	8040 BAGLEY AV N	
9240210	1025	1/24/00	293000	1480	0	7	1951	3	6000	N	N	8040 BAGLEY AV N	
9750000	0156	3/15/00	299950	1480	480	7	1941	4	6630	N	N	327 NE LONGWOOD PL	
9948270	0035	6/7/00	485000	1540	0	7	1926	4	4512	Y	N	7607 W GREEN LAKE DR N	
9952810	5405	6/30/00	285000	1550	0	7	1920	3	4000	N	N	6508 WOODLAWN AV N	
9288620	0340	5/4/00	280000	1560	0	7	1922	3	4206	N	N	7935 WALLINGFORD AV N	
9288320	0065	12/3/00	292500	1560	0	7	1906	3	3500	N	N	7423 WOODLAWN AV NE	
9288320	0095	4/13/01	485000	1560	300	7	1918	4	3250	N	N	7319 LATONA AV NE	
9952810	4915	5/30/00	399000	1560	0	7	1900	4	4500	N	N	6528 1ST AV NE	
9062504	9314	7/8/01	325000	1580	0	7	1993	3	4900	N	N	8234 DENSMORE AV N	
9414680	0135	5/21/01	282419	1610	550	7	1940	3	6150	N	N	8049 INTERLAKE AV N	
9393190	0295	12/19/01	435000	1610	0	7	1927	5	3500	N	N	215 NE 77TH ST	
9948270	0170	9/15/00	530000	1670	0	7	1925	4	4320	N	N	7402 KEEN WY N	
9948270	0470	5/23/00	455000	1680	0	7	1925	4	3784	N	N	7429 KEEN WY N	
9948270	0490	9/13/00	518000	1750	0	7	1926	4	5311	N	N	7411 KEEN WY N	
9567600	0205	4/18/01	371000	1760	0	7	1998	3	4040	N	N	1111 N 84TH ST	
9681510	0005	2/8/00	290000	1780	0	7	1903	3	3800	N	N	7759 1ST AV NE	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9952810	4505	10/15/01	345000	1780	0	7	1910	4	4000	N	N	6506 LATONA AV NE	
9567600	0195	4/16/01	310000	1800	0	7	1910	3	4040	N	N	1119 N 84TH ST	
9240210	0285	3/12/01	302000	1820	550	7	1986	3	3000	N	N	8207 BAGLEY AV N	
9920300	0150	5/3/01	579950	1870	0	7	1997	3	5280	Y	N	7716 MERIDIAN AV N	
9062504	9287	6/9/00	399950	1880	0	7	1947	4	8100	N	N	8040 DENSMORE AV N	
9288320	1615	3/15/00	455000	1920	0	7	1907	4	6000	N	N	7525 1ST AV NE	
9952810	0020	10/29/01	444143	1920	0	7	1908	3	5170	Y	N	6502 E GREEN LAKE WY N	
9952810	5230	2/24/00	441000	1940	120	7	1905	4	6000	N	N	6525 SUNNYSIDE AV N	
9948270	0150	2/25/00	520000	1980	0	7	1926	4	4032	N	N	7315 W GREEN LAKE DR N	
9199420	0065	6/21/00	325000	2000	900	7	1947	3	6320	N	N	8029 BURKE AV N	
9288320	1675	1/10/00	420000	2390	0	7	1951	3	6600	N	N	7450 WOODLAWN AV NE	
9288320	0605	1/27/00	350000	2870	0	7	1902	4	6000	N	N	7860 STROUD AV N	
9445980	0159	6/25/01	295000	1000	120	8	1951	3	3971	N	N	1408 N 82ND ST	
9681360	0970	2/23/00	330000	1240	900	8	1950	3	7440	Y	N	8042 SUNNYSIDE AV N	
9151730	0055	5/21/01	400000	1320	0	8	1929	3	4343	N	N	1142 N 78TH ST	
9393190	0230	10/3/00	490000	1360	550	8	1989	3	4375	Y	N	7540 1ST AV NE	
9393190	0231	12/14/00	425000	1390	650	8	1987	3	3750	Y	N	7542 1ST AV NE	
9062504	9199	8/23/01	330000	1420	0	8	1926	3	4770	N	N	1722 N 80TH ST	
9681510	0370	6/5/00	409950	1460	0	8	1931	3	4000	N	N	7717 CORLISS AV N	
9393190	0010	8/18/00	485500	1530	120	8	1928	5	3900	N	N	123 NE 77TH ST	
9948270	0255	5/10/01	575000	1550	700	8	1934	4	6432	Y	N	7231 W GREEN LAKE DR N	
9288320	1461	7/24/00	400500	1565	60	8	1996	3	2000	N	N	7423 SUNNYSIDE AV N	
9288320	0975	7/31/00	520000	1580	0	8	1930	4	4800	N	N	7537 BAGLEY AV N	
9677220	0020	6/26/00	457500	1600	340	8	1929	4	4200	N	N	7726 BAGLEY AV N	
9948270	0310	9/12/01	460000	1640	140	8	1926	3	4032	N	N	7312 KEEN WY N	
9952810	0030	12/5/01	555000	1680	300	8	1930	4	3720	N	N	2118 N 65TH ST	
9288320	1835	8/11/00	324000	1720	0	8	1978	3	1800	N	N	7427 LATONA AV NE	
9779790	0080	6/8/00	409900	1740	160	8	1930	4	5337	N	N	1320 N 82ND ST	
9288320	1290	7/11/00	525000	1830	0	8	1987	3	4000	N	N	7476 CORLISS AV N	

Sales Available for Annual Update Analysis
Area 43
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
9240210	0170		9/12/01	392000	1840	820	8	1996	3	3000	N	N	8242 BAGLEY AV N
9681510	0170		4/9/01	440000	1850	1920	8	1966	4	3724	N	N	7757 SUNNYSIDE AV N
9952810	4575		1/11/01	475000	2080	0	8	2001	3	3000	N	N	6530 LATONA AV NE
9288320	0828		4/20/01	745000	2000	1190	9	2001	3	3375	Y	N	2027 N 77TH ST
9952810	4910		1/9/01	496000	2110	0	9	2001	3	3000	N	N	6530 1ST AV NE
9803170	0194		7/13/00	600000	3160	0	9	2000	3	5820	N	N	356 NE 76TH ST
9288320	0379		6/18/01	595000	1560	0	10	1998	3	1924	Y	N	7726 E GREEN LAKE DR N
9288320	0595		3/2/01	790000	2700	840	10	2000	3	4744	N	N	7854 STROUD AV N

Vacant Sales Available to Develop the Valuation Model
Area 43

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	393190	0060	1/5/00	220000	6000	Y	N
5	955020	3380	12/13/00	198000	4545	N	N
5	385690	4260	5/21/01	180000	3060	N	N
5	955020	3380	9/25/01	640000	4545	N	N